

UNOFFICIAL COPY

1078399 1062

MAIL TAXES AND AFER RECORDING
TO:

O'Keefe, Rivera & Dak
10 S. LaSalle Ste 2510
Chicago IL 60603

Doc#: 2416914168 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/17/2024 11:25 AM Pg: 1 of 3

Dec ID 20240501607742

ST/Co Stamp 1-405-164-848 ST Tax \$360.00 CO Tax \$180.00

City Stamp 0-444-030-256 City Tax \$3,780.00

WARRANTY DEED

The Grantor, Christopher Simmons, a single man, of the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Maurice Moses, of the State of Illinois, the following described real estate in the City of Chicago, County of Cook and the State of Illinois, to wit:

a single man

LEGAL:

LOT 36 AND THE SOUTH 1/2 OF LOT 37 IN GRAHAM CARLEY'S SUBDIVISION OF THE NORTH 5 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 20-17-416-009-0000

Property Address: 6131 South Racine Avenue, Chicago, IL 60636

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor does for the Grantor and the Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor lawfully seized in fee simple of said premises; that premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Dated this 7 day of June, 2024



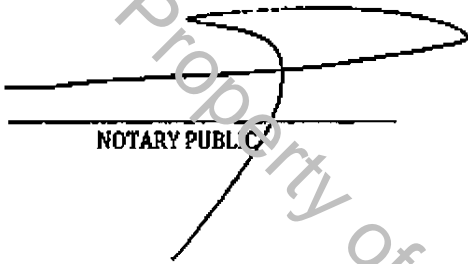
Christopher Simmons

UNOFFICIAL COPY

State of Illinois)
County of Cook) SS.



I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Christopher Simmons, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.


Given my hand and notarial seal this 7 day of June, 2024



NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		14-Jun-2024
	COUNTY:	180.0
	ILLINOIS:	360.0
	TOTAL:	540.0
20-17-416-009-0000		20240501607742 1-405-164-848

REAL ESTATE TRANSFER TAX		14-Jun-2024
	CHICAGO:	2,700.00
	CTA:	1,080.00
	TOTAL:	3,780.00 *
20-17-416-009-0000		20240501607742 0-444-030-256

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

20-17-416-009-0000

LOT 36 AND THE SOUTH 1/2 OF LOT 37 IN GRAHAM CARLEY'S SUBDIVISION OF THE NORTH 5 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office